

Appraisal Report

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<u>Account ID</u>	<u>Property Class</u>	<u>MA</u>	<u>NH</u>	<u>Tax Code</u>	<u>TaxMapKey</u>
2865	101	4	H4	1007	41030BB04200

Owner(s): **Smith Natalie Ann**

Situs Address: **79976 Pacific Rd
Arch Cape,**

Land Valuation

<u>Site Fragment</u>	<u>Land Use</u>	<u>Land Class</u>	<u>Base Type</u>	<u>Size in Acres</u>	<u>Base Value</u>	<u>Adjustments</u>	<u>Base Land RMV</u>
	Residential	HS	FF Ocean	0.19	\$590,000	\$5,960	\$595,960

Land Components

<u>Category</u>	<u>Description</u>
Off-Site Improvement	Gravel-Dirt Street
On-Site Utilities	Electricity
On-Site Improvement	Landscape-Fair
Water Front	Oceanfront
Off-Site Improvement	Public Access
On-Site Utilities	Public Water
Neighborhood	Suburban
Site Adjustments	View-Good
On-Site Utilities	Telephone
On-Site Utilities	Public Sewer

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
146	1986	2004	11/27/2013	mpincombe	1.000000	88930	00000	00000	0.889300	1.000000	1.700000

Base Cost Value:	\$239,477
Inventory Adjustment Total:	\$23,489
Adjusted Base Cost:	\$447,042
DRC:	\$397,555
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Exterior Wall	Double	0	0		0
Foundation	Pier	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	2,864	2	4,869
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Electric	220 Volt	0	0		0
Interior - Floor	Concrete Slab	0	1,730	0	0
Interior - Wall	Dry Wall	0	0		0
Roof Type	Flat	0	0		0
Roofing Material	Built-Up	0	0		0
Interior - Ceiling	Beams	0	0		0
Interior - Ceiling	Standard	0	0		0
Ext Wall Material	Wood/Shake	0	0		0
Ext Wall Material	Plywood	0	0		0
Ext Wall Material	Tongue & Groove	0	0		0
Windows	Metal	0	0		0
Windows	Vinyl	0	0		0
Windows	Double	0	0		0
Built-in Appliances	Electric	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Cooktop	1	0	470	470
Built-in Appliances	Oven/Double	1	0	1,800	1,800
Built-in Appliances	Trash Compactor	1	0	610	610
Built-in Appliances	Hood Fan	1	0	280	280
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Water Heater (Std)	1	0	400	400

Residence Valuation

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Plumbing	Shower Stall - Door	1	0	0	0
Plumbing	Shower Stall - Tile	1	0	2,050	2,050
Plumbing	Toilet	3	0	300	900
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Full Bath	1	0	1,600	1,600
Plumbing	Laundry Tub	1	0	350	350
Plumbing	Lavatory	4	0	350	1,400
Plumbing	Jet Tub	1	0	3,300	3,300

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Grt	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	0	0	0	0	3	2.0	0	1	1	0	1			1,945	1,945	0.00	0.00	129,828.75	129,828.75
Second Floor	1	1	1	0	1	2.0	0	0	0	0	0			1,838	1,838	0.00	0.00	89,895.28	89,895.28

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-To	1.00	1.70	1.00	0.89	72	\$187	\$0	\$318	\$283

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Fir	1.00	1.70	1.00	0.89	105	\$1,365	\$0	\$2,321	\$2,064

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Patio	1.00	1.70	1.00	0.89	122	\$549	\$0	\$933	\$830

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Composite	1.00	1.70	1.00	0.89	248	\$6,944	\$0	\$11,805	\$5,249

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Fencing Cedar 6 ft	1.00	1.70	1.00	0.89	64	\$1,536	\$0	\$2,611	\$2,322

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Composite	1.00	1.70	1.00	0.89	42	\$1,176	\$0	\$1,999	\$1,778

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Cov. Porch Shed R	1.00	1.70	1.00	0.89	28	\$1,266	\$0	\$2,152	\$1,913

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Composite	1.00	1.70	1.00	0.89	185	\$5,180	\$0	\$8,806	\$7,831

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Wood Deck Composite	1.00	1.70	1.00	0.89	386	\$10,808	\$0	\$18,374	\$16,340

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - R	Other Improvements	Deck Rails Plain	1.00	1.70	1.00	0.89	110	\$1,496	\$0	\$2,543	\$2,262

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	RMV before index
	Residence	Carport	Garage	Other Improvements	Total		Land Class	
146	\$397,555	\$0	\$0	\$40,871	\$438,426	Residential	HS	<u>\$595,960</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
28651		2865		\$1,081,488	2.47	<u>\$1,485,632</u>	<u>2.39</u>
				<u>\$1,081,488</u>			

Certified Tax Roll Value

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$1,485,631	\$1,210,853	\$2,696,484	\$489,131	\$449,109	\$938,240	\$12,087.98
2024	\$1,426,206	\$1,081,488	\$2,507,694	\$503,804	\$462,582	\$966,386	\$13,300.47